



#### Contact Info

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#### Assistant

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#### Practice Areas

Advanced Education and  
Research

Commercial Leasing

Institutions

Lending and Secured  
Transactions

Real Estate

Real Estate Development

#### Bar Admission

British Columbia, 2020

#### Education

Osgoode Hall Law School at York  
University, J.D., 2018

McGill University, B.A.,

## JENNIFER M. WONG, ASSOCIATE

Jennifer is an associate in the firm's Real Estate Group, with a focus on secured financing transactions and commercial leasing matters. She regularly represents both institutional and private lenders, as well as borrowers, with respect to loan transactions, including the preparation, negotiation, and registration of security documents. In addition, Jennifer advises commercial landlords and tenants by preparing, reviewing, and negotiating lease agreements, renewals, extensions, and modifications.

She is an active participant in the legal and broader community, serving as a director for the Dr. Sun Yat-Sen Classical Chinese Garden, a volunteer lawyer with Access Pro Bono, and a member of the firm's Equity, Diversity, and Inclusion Committee.

Outside of the office, Jennifer enjoys playing softball, coddling her two cats, and sewing her own clothes.

## REPRESENTATIVE CLIENT WORK

### Lending

- Acts for Schedule I banks regarding mortgage takeouts and commercial mortgages in British Columbia
- Acted for a private lender secured by a \$14.7 million commercial mortgage over Lower Mainland property

### Leasing

- Regularly acts for a commercial landlord regarding a mixed-use development containing 100+ office and retail units
- Advises tenants at all stages of commercial lease transactions, including structuring offers to lease, reviewing landlord forms of leases, and providing advice



Distinction, 2015

on tenant inducements

## Languages

English

## General Real Estate

- Disclosure statements for a mixed-use phased development, including title reports summarizing registered encumbrances and air space parcel agreements
- Acted on behalf of a borrower with respect to a \$10 million financing transaction, assisting the client to leverage their newly-purchased real estate and existing property
- Facilitating development sales and obtaining inventory financing

## PRESENTATIONS

“Structuring and Negotiating Real Estate Transactions: A Day in the Life of a Real Estate Lawyer” – Presented to the Centre for Business Law, Peter A. Allard School of Law, The University of British Columbia, 2024 (with Aneez Devji, Partner)

“Top Issues in Lease Negotiations” – Presented to Richards Buell Sutton LLP Commercial Leasing Breakfast Seminar, 2024

“Mortgage Law Update” – Presented to the 15th Annual Residential Real Estate Conference, 2022

## PROFESSIONAL & COMMUNITY INVOLVEMENT

- Director, Dr. Sun Yat-Sen Classical Chinese Garden (2024 – present)
- Director, Lawyers for Climate Justice (2023 – 2025)
- Volunteer Lawyer, Access Pro Bono (2022 – present)
- Legal Intern, West Coast Environmental Law (2016)
- Clinician, Law Students’ Legal Advice Program (2016)

### VANCOUVER OFFICE:

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### SURREY OFFICE:

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## **PROFESSIONAL AFFILIATIONS**

Federation of Asian Canadian Lawyers

Law Society of British Columbia

Canadian Bar Association

## **EVENTS**

November 29, 2022

Jennifer Wong a Presenter at 15th Annual Residential Real Estate Conference



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